

**RATE
REDUCED!**



HWY 85 INDUSTRIAL FLEX/AUTOMOTIVE BUILDING AVAILABLE

PROPERTY TYPE: **INDUSTRIAL / AUTOMOTIVE**

AVAILABLE: **2,716 SF**

LEASE RATE: **\$10.00/SF NNN INITIAL YEAR**

ESTIMATED EXPENSES: **\$3.76/SF**

**(TENANT ADDITIONALLY RESPONSIBLE FOR
MAINTENANCE AND UTILITIES)**

SALE PRICE: **\$525,000.00 (\$193.30/SF)**

YEAR OF CONSTRUCTION: **2008**

ZONING: **I-2, TOWN OF EATON**

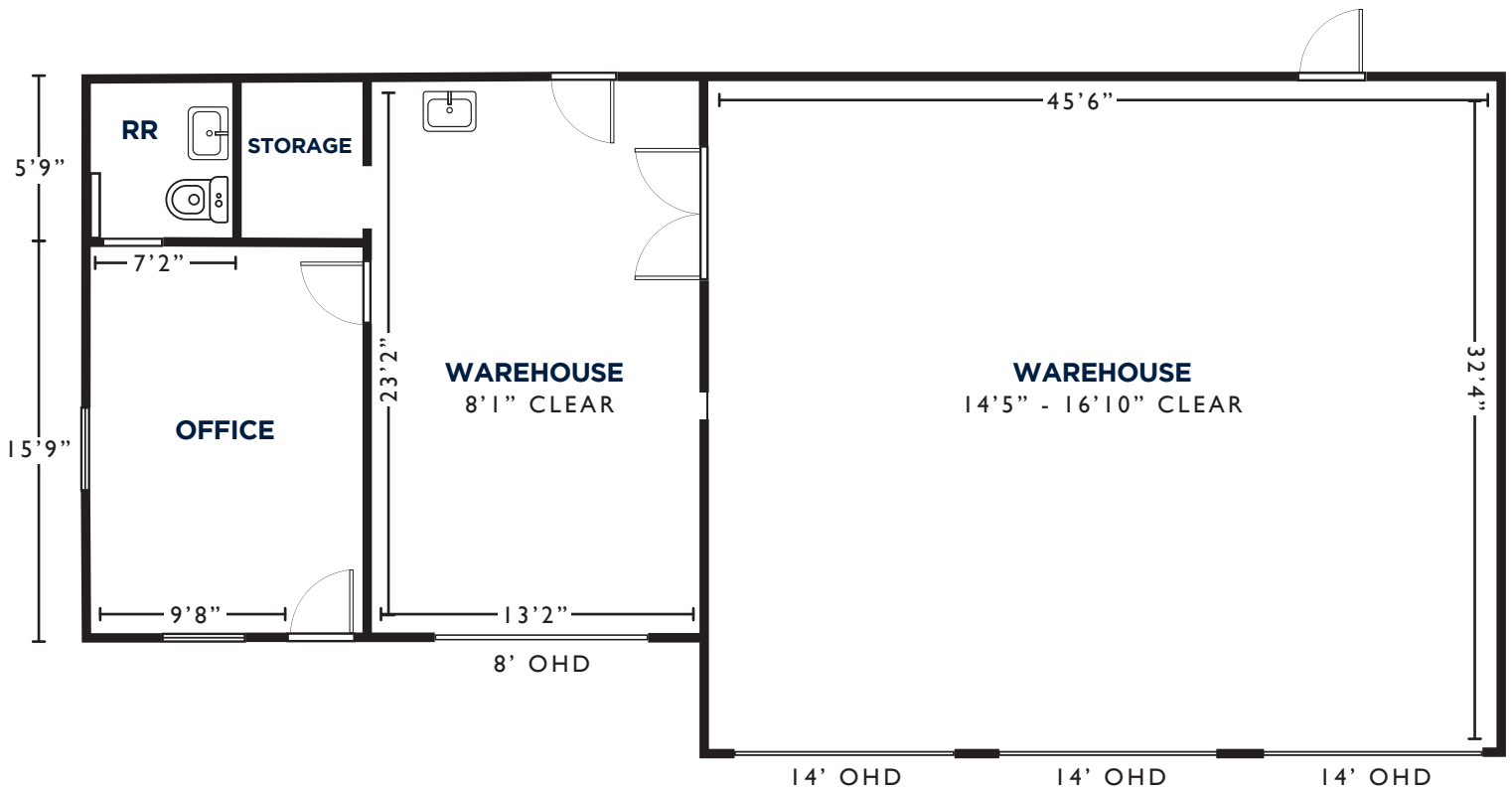
PROPERTY TAXES: **\$7,825.90**

FEATURES:

- Offers turnkey automotive shop potential with 2 lifts, parts washer, air compressor 3-bay shop, and office/reception
- Fronts Hwy 85 in Eaton, Colorado with approximately 13,000 AADT
- Radiant floor heating; floor drains in shop
- 14'5" - 16'10" clear height
- (3) 14' OHDs, (1) 8' OHD
- Gravel parking lot on 0.22 acres
- Well-maintained interior
- Pole signage available

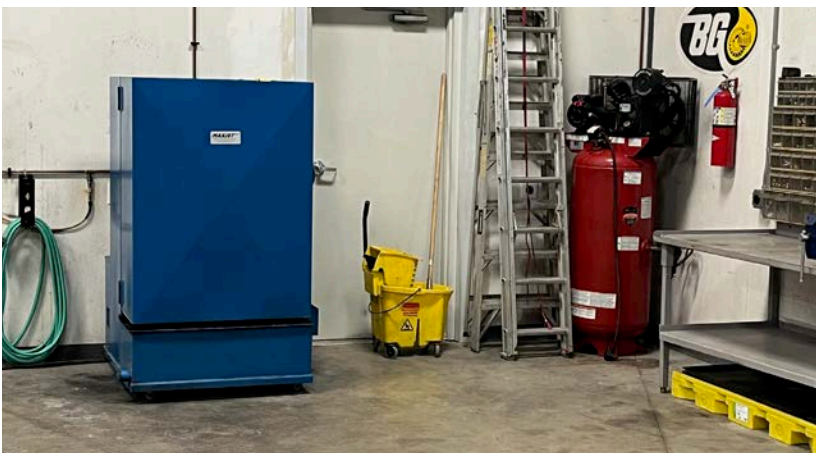
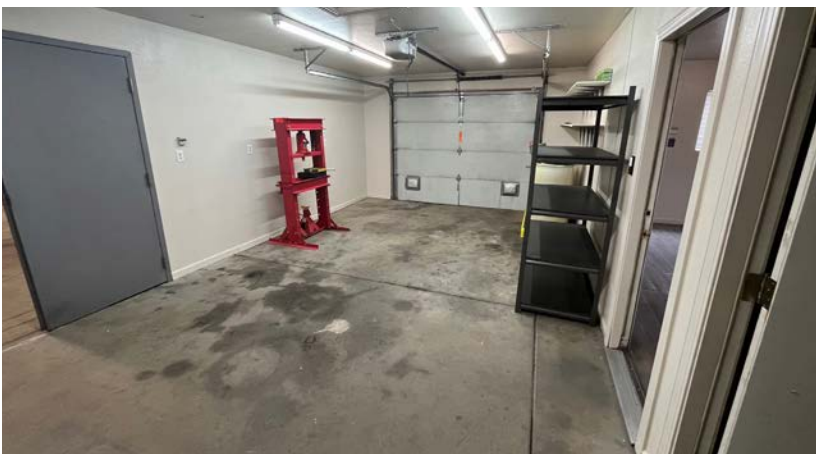
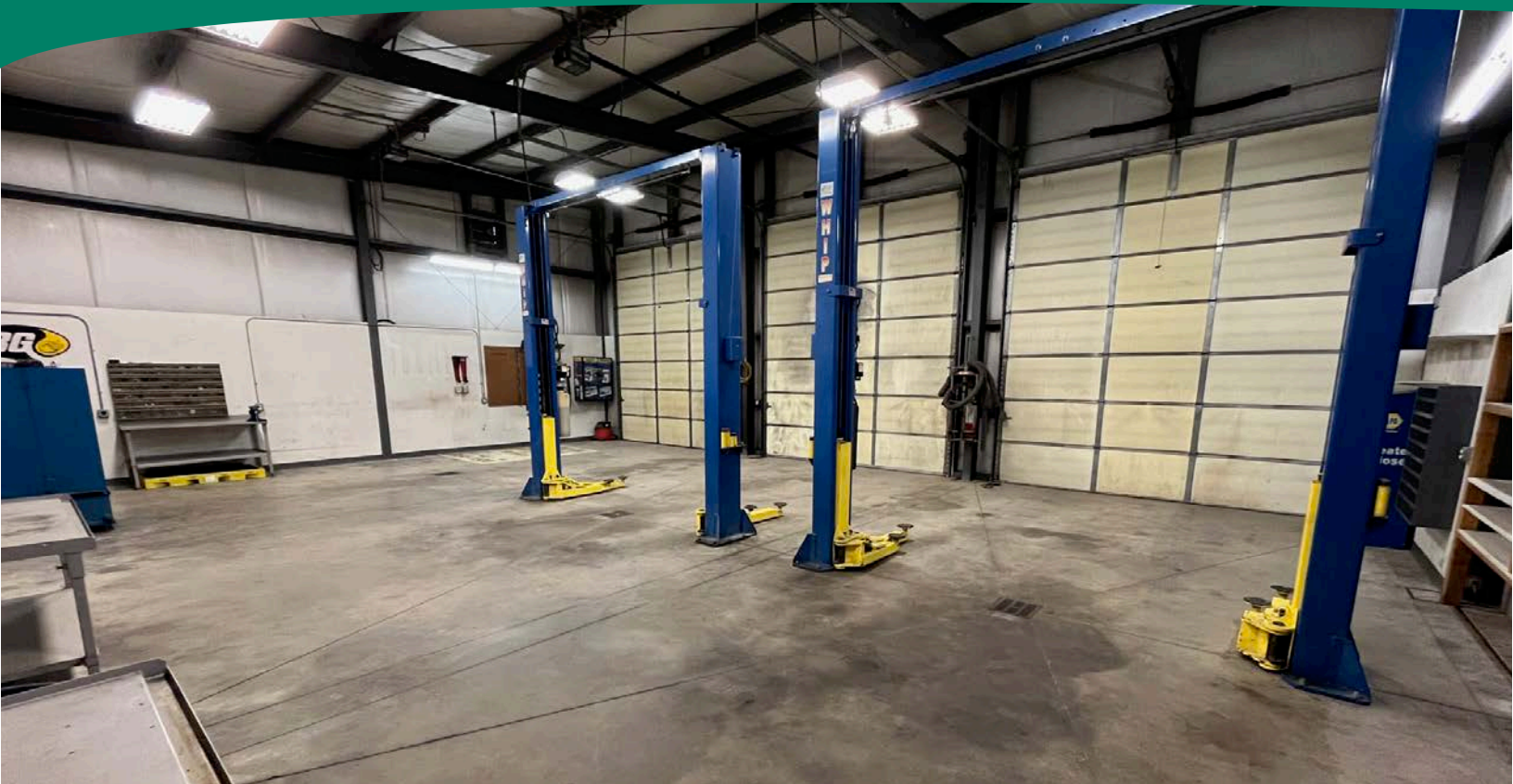
FLOOR PLAN

133 OAK AVENUE • EATON, CO 80615



FEATURED PROPERTY

133 OAK AVENUE • EATON, CO 80615



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SITE LOCATION & DEMOGRAPHICS

133 OAK AVENUE • EATON, CO 80615



22.9

MILES

TO FORT COLLINS

28

MILES

TO LOVELAND

44.1

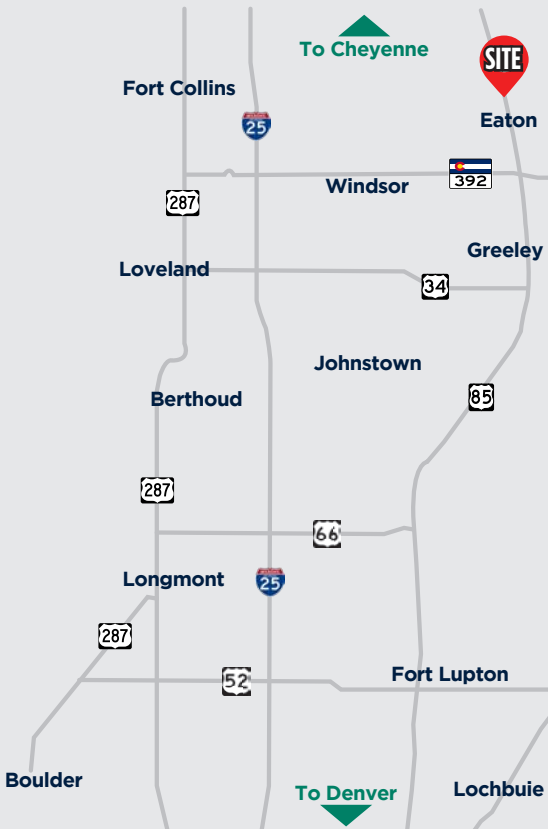
MILES

TO CHEYENNE

60.3

MILES

TO DENVER
INTERNATIONAL
AIRPORT



Fort Collins

712 Whaler's Way, Bld. B, Suite 300
Fort Collins, CO 80525
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Loveland

200 E. 7th Street, Suite 418
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Greeley

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